

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	5			
Program Progress:							
% of Funds Committed	87.99 %	93.97 %	5	96.45 %	1	4	
% of Funds Disbursed	80.10 %	87.05 %	4	87.93 %	9	14	
Leveraging Ratio for Rental Activities	0	1.89	4	4.73	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	72.03 %	80.33 %	4	83.38 %	15	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.90 %	72.20 %	4	70.15 %	55	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.95 %	76.77 %	4	80.67 %	32	33	
% of 0-30% AMI Renters to All Renters***	14.07 %	37.24 %	5	45.30 %	3	5	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.86 %	99.66 %	5	95.32 %	50	50	
Overall Ranking:			In State:	5 / 5	Nationally:	7 11	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,040	\$21,276		\$26,635	263 Units	10.30 %	
Homebuyer Unit	\$10,508	\$9,602		\$14,938	1,610 Units	63.20 %	
Homeowner-Rehab Unit	\$20,126	\$24,354		\$20,675	446 Units	17.50 %	
TBRA Unit	\$7,440	\$6,413		\$3,216	230 Units	9.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,779	\$79,839	\$20,028
State:*	\$61,996	\$59,793	\$28,146
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	4.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	39.6	33.0	15.5	0.0	Single/Non-Elderly:	8.1	16.7	47.3	0.0
Black/African American:	56.9	30.0	81.3	0.0	Elderly:	30.4	1.8	33.3	0.0
Asian:	0.8	0.3	0.0	0.0	Related/Single Parent:	58.8	42.9	10.8	0.0
American Indian/Alaska Native:	1.9	2.5	1.4	0.0	Related/Two Parent:	1.9	33.5	6.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0	Other:	0.8	4.7	2.3	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.0	1.8	0.0	0.0					
Asian/Pacific Islander:	0.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	31.7	1.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.2	16.0	55.9	0.0	Section 8:	40.0	1.7 [#]		
2 Persons:	23.8	16.0	24.3	0.0	HOME TBRA:	27.7			
3 Persons:	39.6	35.9	9.7	0.0	Other:	1.5			
4 Persons:	0.0	17.8	4.3	0.0	No Assistance:	30.8			
5 Persons:	0.4	10.4	4.5	0.0					
6 Persons:	0.0	2.2	0.9	0.0					
7 Persons:	0.0	1.0	0.5	0.0					
8 or more Persons:	0.0	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			90	

* The State average includes all local and the State PJs within that state

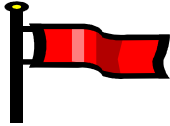
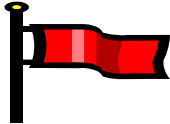
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa State: OK Group Rank: 7
 (Percentile)
 State Rank: 5 / 5 PJs Overall Rank: 11
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	72.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	75.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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